

**BALTIMORE CITY DEPARTMENT OF PLANNING  
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL  
MEETING MINUTES**

**Date:** June 13, 2013

**Meeting No.:** 167

**Project:** Harbor Point PUD – Central Plaza & Streetscape

**Phase:** Schematic

**Location:** Harbor Point

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**PRESENTATION:**

Jonathan Fletcher of Beatty Development Group LLC gave a brief introduction of the entire project and the role of the Central Plaza and its context within the proposed initial Phase I construction. Landscape Architect Richard Jones of Mahan Rykiel Associates Inc. began the presentation by reviewing the history of the site commenting on the earlier sloped roof forms of the former chrome factory that dominated views of the site for many years, and suggesting that this feature might be re-imagined and potentially reinterpreted in the proposed design. Other major aspects of the design concept were discussed including (but not limited to) the following:

**I. The Central Plaza**

- a. The relative size of the proposed central plaza compared to other familiar Baltimore civic spaces;
- b. Strategies to expand the impact of the central space by:
  - De-emphasizing the dominant role of the automobile;
  - Accentuating pedestrian accessibility and versatility by employing paving materials, movable bollards and curbless edges that support the interpretation of this space more as a European “piazza”;
- c. The design concept accentuates the differences between the North and South sides of the plaza with land forms and planes concentrated on the southern side;
- d. The Retail Pavilion building within the Plaza is proposed to be located at the western end of the space where it attempts to establish a relationship with the larger main waterfront Point Park;
- e. A main water feature element is proposed at the eastern end of the Plaza near the axis of where the future Block Street meets the central space.

**II. Surrounding Streets** (Dock, Point, and Willis Streets as well as the Plaza’s flanking streets) - Generally, the tree lined streets that define Phase I are proposed to have a consistent tree spacing of 30 feet and consists of sidewalks, areas reserved for outdoor dining, on-grade street edged planters in a brick paved tree zone, and parallel parking spaces.

**COMMENTS FROM THE PANEL:**

Overall, the Panel shared the view that this project presents a unique opportunity to create new, exciting and significant urban spaces and places for Baltimore City. However, the Panel questioned whether the current design should relate more directly to the developer’s earlier suggested Master Plan Design Guidelines. Further, the Panel requested more clarity regarding the intended contextual relationship of this project to the adjacent existing neighborhoods in

terms of urban character and feel. Specifically, the Panel felt the following areas required continued development:

- a. **Relationships** – Consider how the eastern end of the central plaza relates to the axial entrance to the proposed West Park area.
- b. **Retail Pavilion and Fountain Locations** – Reconsider the placement of these two elements. The original Master Plan suggested that the retail pavilion would be located at the Block Street intersection. Several panelists suggested that the visual connectivity with the larger Point Park should not be blocked by the retail pavilion's placement.
- c. **Simplification** – consider simplifying the design of the central plaza and reinforcing its role as the holistic main civic outdoor space of the overall project.
- d. **Gaps in Tree Spacing on both sides of Dock Street** –should be restudied to reduce the length of long gaps in the regular tree spacing at service entrances and/or possible future property entrances.

**PANEL ACTION:**

Recommend continued study and development of the Schematic Phase based on the above comments.

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**Attending:**

Jonathan Fletcher - Beatty Development Group LLC

Richard Jones - Mahan Rykiel Associates Inc

Todd Harvey – BHC Architects

Ryan Potter – Gallagher Evelins + Jones

Klaus Philipsen – ArchPlan

Melody Simmons – The Daily Record

Darrell Doan – Baltimore Development Corporation

Ms. Eig and Allen, Messrs. Bowden\*, Burns & Haresign - UDARP Panel Members

Tom Stosur, Anthony Cataldo, Christina Gaymon, Tamara Woods, Natasha Becker, Alex Hoffman, Amy Gilder-Busatti, Mark Cameron, Laurie Feinberg –Planning Department